



THIS IS OUR PLAN

Each generation makes its own contribution to the legacy of a region. The *Flagstaff Regional Plan* embodies the community's dream of how the region could and should be for the next generation. It presents a regional context for the preservation and enhancement of Flagstaff's community character and the natural environment while providing for appropriate growth and development. It is a statement of optimism and belief in the future, a statement that the region can become a better place through the concerted efforts of both the public and private sectors. This is our plan.

A Vision for Our Region

The Greater Flagstaff community embraces the region's extraordinary cultural and ecological setting on the Colorado Plateau through active stewardship of the natural and built environments. Residents and visitors encourage and advance intellectual, environmental, social and economic vitality for today's citizens and future generations.



Photo by: XXXXXX XXXXXX

"Flagstaff is a place where people move and remain by choice, not necessity, and there's always a good story in that."

 Peter Friederici, "The View From Here: Contemporary Essays by Flagstaff Authors"



Photo by: XXXXXX XXXXXX

Community Goals

The Flagstaff community developed specific goals and policies in support of our vision through numerous community meetings and working groups. We identified core issues focused on growing our economy, preserving our environment, modernizing our energy systems, enhancing our neighborhoods, and providing convenient transportation choices. Ultimately, the goals specific to each plan topic have bigger ideas in common, encouraging actions that foster a sustainable and resilient community:

- Focus and integrate growth to protect our surrounding scenic beauty and unique ecosystems.
- Encourage alternative transportation modes, better connectivity, and various housing and job opportunities for Flagstaff to be a truly healthy community.
- Grow our businesses by capitalizing on our educated, entrepreneurial and creative citizens.

The Flagstaff Regional Plan is intended to guide land use decisions in the City of Flagstaff and surrounding areas within the Flagstaff Municipal Planning Organization (FMPO) planning boundary (refer to "Who this Plan is For" on page X) to ensure a high quality of life balanced between development and ecosystem health.

The goals, policies, and recommendations of the *Flagstaff Regional Plan* were, and should continue to be, developed through a coordinated regional planning effort that gives due consideration to local area plans of the communities that make up the region, including state and federal agency plans.



Photo by: XXXXXX XXXXXX

Guiding Principles

To attain the vision and community goals of the *Flagstaff Regional Plan,* the plan adopts the following guiding principles to promote future development:

Sustainability matters.

Environmental, economic, cultural, and social sustainability ensure that present actions are the basis for future health and prosperity.

The environment matters.

Natural environmental health is inherent to individual and community health, and healthy ecosystems should be nurtured.

A smart and connected community matters.

Smart land use and design based on cohesive communities are respectful of our environment and create efficiencies that benefit community health, social interaction, commerce, and infrastructure.

Prosperity matters.

Capitalizing on the innovative spirit that exists in the community will support the human, financial, and capital infrastructure needed for a sustainable and diverse economy.

Place matters.

Regional growth should occur in harmony with the community's historical character, unique cultural resources, and natural environment.

People matter.

All residents should be assured equal opportunities for a range of choices in housing, employment, education, health, safety, and devotion.

Trust and transparency matter.

Regional community leaders, commerce, and residents expect transparency, accountability, and respect for each other in pursuit of our community vision.

Cooperation matters. Regional partnerships create a strong community, protect the environment, and achieve our common goals.

Underlying these principles is the premise that future growth and development should be approached in a smart and sustainable way, including the application of "smart growth" principles and a vision for a more sustainable Flagstaff.



Photo by: XXXXXX XXXXXX

The 10 Smart Growth Principles adopted by the Smart Growth Network (www.smartgrowth.org) are listed here and are threaded throughout the Flagstaff Regional Plan.

- 1. Mix land uses
- 2. Take advantage of compact building design
- 3. Create a range of housing opportunities and choices
- 4. Create walkable neighborhoods
- 5. Foster distinctive, attractive communities with a strong sense of place
- 6. Preserve open space, farmland, natural beauty and critical environmental areas
- 7. Strengthen and direct development towards existing communities
- 8. Provide a variety of transportation choices
- 9. Make development decisions predictable, fair and cost effective
- 10. Encourage community and stakeholder collaboration in development decisions

SMART GROWTH PRINCIPLES

Health, schools, taxes, traffic, the environment, economic growth, fairness and opportunity are all affected by development decisions. From the length of our daily commute to the price of a new home to access to open space to the safety of our neighborhoods—what, where, and how we build have major impacts on our personal lives, our communities and our nation. Growth presents a tremendous opportunity for progress. Communities around the country are looking for ways to get the most out of new development and to maximize their investments. In many communities where development has improved daily life, public health, the economy and the environment, smart growth principles have been key to that success.

Growth is "smart" when it gives us great communities with more choices and personal freedom, good return on public investment, greater opportunity across the community, a thriving natural environment, and a legacy we can be proud to leave our children and grandchildren.

SUSTAINABLE FLAGSTAFF

In practice, a sustainable Flagstaff is a place where the social well-being of current and future citizens is supported by a vibrant economy and a self-renewing, healthy environment. While there are diverse notions of how sustainability might be defined, for the purposes of this plan sustainability is a balanced approach to economic opportunity, social equity, and environmental quality that is locally driven, encourages citizen involvement and investment, and benefits all residents. The recent past has demonstrated an essential tenant of sustainable development—that environmental, social and economic goals are not only compatible, but also mutually supportive goals.

Nationally, sustainability is the conceptual foundation for a new national economic engine that leverages affordable housing, addresses demographic trends, builds an active clean energy market and liberates pent-up capital. Locally, it is the job engine of the future and the source of greater economic security. For example, regional "ecosystem services" provided by forests, wetlands and soils include flood protection and groundwater purification to production of food, lumber, medicines and other products vital to the economy and to public health. The restoration and protection of ecosystem services are critical elements of sustainable development today. Human and natural systems – including the social, political, economic and physical elements of community – all are interconnected. People and communities are interdependent with natural systems and most often will benefit by collaborating with rather than trying to control them. A healthy, sustainable community requires functioning participatory democracy, civic engagement, civil public discourse, effective political leadership, and high-functioning public institutions from

the local scale up to the national scale. This promotes consensus within the community as a whole, which is critical to successful implementation.

Inside the Regional Plan

The Flagstaff Regional Plan is organized into the following sections:

About this Plan—describes who this plan is for, the reasons for comprehensive regional planning, how this plan was created, and general themes of the plan.

This is Flagstaff—includes discussions on the physical landscape and the people who make up our community, as well as the challenges we face in planning for the future.

How this Plan Works—gives background about historical planning efforts in the region, describes who will use this plan, and how the plan will ultimately be implemented.

Glossary—defines the terms used throughout this plan.

Next, the major topics of the *Flagstaff Regional Plan* are organized into three main "umbrella" sections, including the natural environment (the Land), the built environment (the Place), and the human environment (the People). Each topic contained within these sections is a plan of action including specific goals and policies that have been developed to provide guidance to help make the vision for the future of the Flagstaff region a reality:

The Land—This section includes discussions on Environmental Planning and Conservation, Open Space, Water Resources, and Energy.

The Place—This section includes discussions on Community Character, Land Use and Growth Areas, Cost of Development, Transportation, Public Buildings, Public Services and Facilities, and Safety.

The People—This section contains goals and policies specifically related to our People and how we live (Neighborhoods, Housing and Urban Conservation), work (Economic Development), and play (Recreation).

Appendices include supporting information to the plan, including a list of references cited as well as related plan documents; a comprehensive list of goals, policies, and strategies this plan adopts; and a template for annual reporting.

What Does a Sustainable Community Look Like?

A sustainable community builds a setting in which people can be healthy. That means access to clinical care; a host of environmental and social assets; a food system that delivers healthy food at affordable prices; clean air to breathe and clean water to drink; communities designed for routine physical activity instead of driving everywhere; universal mobility that allows children, elders, people with disabilities, safe and convenient access to community assets and services; freedom from toxic exposures in food, buildings, and the general environment; and regular contact with nature and the outdoors. A sustainable community also provides its citizens a place to gain an education and earn a living, and realizes its potential to develop and grow local business.